

Development Management – Delegated Officer Report

Application Number: AWDM/0841/26 **Recommendation:** – APPROVE

Site: **Flat 7 Barons Court Victoria Road Worthing**

Proposal: **Replacement of uPVC double glazed windows**

Date of Site Visit: 23/07/2026

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The application site is a flat on the second floor of Barons Court a purpose build block of flats that is 3 storeys in height. The property has prominent windows which are rosewood effect resulting in them being a key architectural feature.

The site is not within a conservation area; the building is not listed nor are there any TPO's.

Proposal

The proposal is to replace 5 existing windows at second floor with Rosewood effect uPVC casement windows on the front and northern side elevations. These are a similar replacement.

Relevant Planning History:

00/01053/FULL - Installation of replacement white PVCu windows

STATUS: Application Refused 11th December 2000.

00/01238/FULL - Installation of replacement dark wood grain PVCu windows

STATUS: Conditional Consent 5th February 2001.

Consultations

None

Neighbour Representations

None

Relevant Planning Policies:

Worthing Local Plan policies (WBC 2023): SP1, DM5

National Planning Policy Framework (MHCLG 2026)

National Planning Practice Guidance

SPG 'Extending or Altering Your Home' (WBC)

Planning Assessment:

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

The existing windows are rosewood effect UPVC and the replacement windows will also be rosewood effect UPVC. The rest of the building has similar rosewood effect coloured windows.

There will be some minor changes to the design of the windows i.e. slightly thinner frames. The alterations are minor and therefore not a discernible difference that would be noticeable within the wider area.

Residential Amenity

There are no additional openings resulting from this application. The proposal would not have any detrimental impact on the residential amenities of neighbours.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit

Informative

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to letter(s) of representation? N

Case Officer: Finlay Gardner Date: 17/09/2026

Authorised by: Louise Prew Date: 17/09/2026